

PB# 00-10

**Forge Hill Props.
(Never Materialized)**

71-3-3

FORGE HILL PROPS (ROBT. MARINO)
WINDSOR HIGHWAY (SHAW)

00-10

Sent Letter 7-29-03

TOWN OF NEW WINDSOR
PLANNING BOARD

APPROVED COPY

DATE: *Never Materialized*
8/6/03

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/06/2003

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
W [Disap, Appr]

FOR PROJECT NUMBER: 0-10

NAME: FORGE HILL PROPERTIES
APPLICANT: MARINO, ROBERT, SR.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
08/06/2003	SPOKE TO MR. MARINO	CLOSE FILE
	. DUE TO INACTIVITY OF FILE - PROJECT IS TO BE CLOSED AT THIS	
	. TIME	
06/21/2000	WORK SHOP APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/06/2003

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 0-10
NAME: FORGE HILL PROPERTIES
APPLICANT: MARINO, ROBERT, SR.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/23/2000	REC. CK 1921 FR - N.PLNK	PAID		750.00	
06/28/2000	P.B. ATTY. FEE	CHG	35.00		
06/28/2000	P.B. MINUTES	CHG	40.50		
07/29/2003	P.B. ENGINEER FEE	CHG	200.00		
08/06/2003	RET. TO APPLICANT	CHG	474.50		
		TOTAL:	750.00	750.00	0.00

**TOWN OF NEW WINDSOR
ENGINEER, PLANNING BOARD
AND ZONING BOARD OF APPEALS
OFFICE
845-563-4615**

MEMORANDUM

August 6, 2003

P.B. #00-10

SPOKE TO ROBERT MARINO – TOLD HIM WE WERE CLOSING THE FILE DUE TO INACTIVITY AND WE WILL REFUND THE BALANCE IN THE ESCROW ACCOUNT OF \$474.50 TO HIM. HE AGREED.

I ALSO TOLD HIM IF HE WANTED TO DO ANYTHING WITH THE PROPERTY IN THE FUTURE, HE COULD REAPPLY AT THAT TIME – HE AGREED.

MYRA



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

July 29, 2003

Mr. Robert Marino
27 Morris Drive
Newburgh, NY 12550

SUBJECT: INACTIVE FILE #00-10

Dear Mr. Marino:

In a review of our files, the New Windsor Planning Board has discovered an open Planning Board Application in your name. As there has been no activity regarding this file for a period of time now, we will be closing your file as "Inactive".

At the time of application, a check was submitted in the amount of \$750.00 as an escrow account. There is a balance remaining in this escrow account that we would like to return to you at this time.

Please contact Myra Mason at (845) 563-4615 to arrange the return of this balance. **If we do not hear from you within 30 days of the date of this letter, your account and file will be closed.**

We thank you in advance for your cooperation in this matter and if you have any questions, please call our office.

Very truly yours,

Myra Mason, Secretary to the P.B.

MLM:mlm

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/29/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 0-10
NAME: FORGE HILL PROPERTIES
APPLICANT: MARINO, ROBERT, SR.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/23/2000	REC. CK 1921 FR - N.PLNK	PAID		750.00	
06/28/2000	P.B. ATTY. FEE	CHG	35.00		
06/28/2000	P.B. MINUTES	CHG	40.50		
07/29/2003	P.B. ENGINEER FEE	CHG	200.00		
		TOTAL:	275.50	750.00	-474.50

AS OF: 07/29/03

PAGE: 1

HISTORICAL CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 0- 10

										-----DOLLARS-----			
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE		
.....													
0-10	159034	05/04/00	TIME	MJE	WS MARTINO LAUNDRY S/P	80.00	0.40	32.00					
0-10	159217	06/21/00	TIME	MJE	WS MARINO LAUNDERMAT	80.00	0.40	32.00					
0-10	159184	06/28/00	TIME	MJE	MM ForgeHill Disapp>ZBA	80.00	0.10	8.00					
0-10	159207	06/28/00	TIME	MJE	MC MARINO SP	80.00	0.40	32.00					
0-10	159209	06/28/00	TIME	MJE	MM FORGE HILL	80.00	0.80	64.00					
0-10	159312	07/12/00	TIME	MJE	MC MARINO ZBA	80.00	0.40	32.00					
								200.00					
0-10	159376	08/16/00			BILL 00-781					-200.00			
										-200.00			
								=====	=====	=====	=====		
TASK TOTAL								200.00	0.00	-200.00	0.00		
.....													
GRAND TOTAL								200.00	0.00	-200.00	0.00		

OFFICE OF THE PLANNING BOARD - TOWN OF NEW WINDSOR
ORANGE COUNTY, NY

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

PLANNING BOARD FILE NUMBER: 00-10

DATE: 12 JUL 00

APPLICANT: ROBERT MARINO
27 MORRIS DRIVE
NEWBURGH N.Y. 12550

#1 ZBA 8-14-00
SET UP FOR P/H

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 19 JUNE 2000

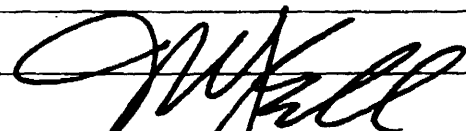
FOR (~~SUBDIVISION~~ - SITE PLAN) _____

LOCATED AT WEST SIDE WINDSOR HIGHWAY NORTH
OF OLD FORGE HILL ROAD ZONE C

DESCRIPTION OF EXISTING SITE: SEC: 71 BLOCK: 3 LOT: 3

IS DISAPPROVED ON THE FOLLOWING GROUNDS: _____

PARKING VARIANCE


THOMAS J. EDGALL P.E. Adv.
MICHAEL BABCOCK,
BUILDING INSPECTOR

<u>REQUIREMENTS</u>		<u>PROPOSED OR AVAILABLE</u>	<u>VARIANCE REQUEST</u>
ZONE <u>C</u>	USE <u>B2</u>		
MIN. LOT AREA	<u>40 000 SF</u>	<u>32573 SF *</u>	<u>-</u>
MIN. LOT WIDTH	<u>200 FT</u>	<u>156 FT *</u>	<u>-</u>
REQ'D FRONT YD	<u>60 FT</u>	<u>12 FT *</u>	<u>-</u>
REQ'D SIDE YD.	<u>30 FT</u>	<u>10 FT *</u>	<u>-</u>
REQ'D TOTAL SIDE YD.	<u>70 FT</u>	<u>75 FT</u>	<u>-</u>
REQ'D REAR YD.	<u>30 FT</u>	<u>-</u>	<u>-</u>
REQ'D FRONTAGE	<u>N/A</u>	<u>167 FT</u>	<u>-</u>
MAX. BLDG. HT.	<u>12 FT MAX = 10'</u>	<u>20 FT *</u>	<u>-</u>
FLOOR AREA RATIO	<u>0.50</u>	<u>0.37</u>	<u>-</u>
MIN. LIVABLE AREA	<u>N/A</u>	<u>N/A</u>	<u>-</u>
DEV. COVERAGE	<u>N/A %</u>	<u>N/A %</u>	<u>- %</u>
O/S PARKING SPACES	<u>** 16 **</u>	<u>4 **</u>	<u>12 **</u>

*** PRE-EXISTING NOW-CONFORMING**

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT:
(914-563-4630) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD
OF APPEALS.

**** VALUE BASED ON NEW USE ONLY; EXISTING SHORTAGE
ALREADY EXIST.**

CC: Z.B.A., APPLICANT, P.B. ENGINEER, P.B. FILE

PUBLIC HEARINGS:

FORGE HILL PROPERTIES SITE PLAN (00-10)

MR. PETRO: This is for the conversion of the existing building to a laundromat.

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. SHAW: Good evening, as the Chairman mentioned, I'm representing Forge Hill Properties tonight, which is Robert Marino, Sr. and Robert Marino, Jr. The property is located on the west side of Windsor Highway, New York State Route 32, just a little bit south of the intersection with Forge Hill Road. Maybe this site is more commonly known as the former Broadway Bakery site. Hopefully, that will help the board a little bit with orientation. This project was built around 1970. It consisted of two retail stores, a bakery in the retail outlet for the bakery in the southerly portion and the bakery in the rear of the property which is along the westerly side. Presently, what exists there today are three retail stores, you'll see on the drawing the division of occupancy which separates the three retail stores as they presently exist today from the remaining portion of the building which was the former bakery, which is really now dead space. What Mr. Marino would like to do would be to take this dead space and convert to a laundromat and we're before this board tonight for a rejection to allow us to go to the ZBA for a parking variance. If you went out to the site today and counted the number of spaces that are there, there are 36 parking spaces on the site. And in discussions with your building inspector, it's his interpretation and again, he defers to this board, that the 36 spaces out there is sufficient with respect to being grandfathered to supporting the three retail stores. So it is our position to come before the board providing enough parking for the laundromat.

MR. PETRO: Is the building inspector saying that the 36 spaces are there now will support the entire building as retail space, not as it stands today, which is part of the building as storage?

MR. SHAW: Mike can speak for himself. What he had told me was the existing retail space would support the three retail stores, only the three retail stores.

MR. PETRO: The existing retail space?

MR. SHAW: Correct, okay, and that would be that portion which is on the easterly side of this division of occupancy line.

MR. PETRO: Now, being I said that the space is going to be converted into a laundromat, how much would that, presently, you have 5170 square feet, how much of that 5170 square feet is calculated on 36 spots as retail space?

MR. SHAW: We have not brought that into the equation at all, so what we're saying is that if we have three retail stores that exist there now that totals 6990 square feet and we have 36 parking spaces, that's what's there today, that in our opinion, what was approved or constructed in 1970, all right, and that's what the Certificate of Occupancy should be generated on, what's new to the table is the conversion of the dead area or the storage area on the westerly side of the building to a laundromat.

MR. PETRO: How much square footage is that?

MR. SHAW: 5,170 square feet.

MR. PETRO: That's what's now configured as storage?

MR. SHAW: Correct. Presently to date is no occupancy, all right, and we're proposing to that take 5,170 square feet and convert to a laundromat for 64 machines. According to your zoning ordinance, you're obligated to provide one parking space for each four machines so we're obligated to provide 16 new spaces. What we have done is we have gone into the site plan and we have tightened up the spaces and created not only handicapped spaces but a couple of other spaces. The bottom line is there are four potential spaces that can be incorporated into the site plan to offset

against the 16 parking spaces that would be required by the laundromat. So, it would be our position to go to the zoning board and basically say the retail spaces that exist now support the three retail stores, what's on the table is a conversion of the dead space to a laundromat that requires 16 spaces more than what's there now, we can generate four, therefore, please give us a variance for 12 spaces.

MR. PETRO: But I understand what you're saying but again, you're taking 16 spaces that you need providing 25 percent of that, you're going to have 64 machines with four spaces basically, okay, forget the rest of the building, that's already supported by the parking that they have, that's why that parking is there, so you have four spaces for 64 machines.

MR. SHAW: Correct and there's a reason why, I'm glad you asked that and the retail stores have certain hours of operation, okay, operating primarily during the week and maybe on a Saturday going into Saturday afternoon. Mr. Marino's laundromat in the Town of Newburgh he has experience in how laundromats operate and 40 percent of his business is generated in laundromats on Saturday afternoons and Saturday evenings and Sundays and he would not make the investment in purchasing this property if he found out that he could not provide enough parking spaces to satisfy the retail stores now he can't rent them out. His thoughts are based upon his previous experience is that the peak of the retail stores or the parking will not coincide with the peak of the parking for the laundromat and that basically the laundromat hours where it's going to generate the most number of patrons coming in will not be during the time of the retail stores.

MR. PETRO: That works fine for new, they are retail stores and the leases change, they change like people change underwear, especially in this area. So something that doesn't fit today may have the same hours of usage later, so I don't think the shared parking idea works here.

MR. SHAW: The one final thought I'm not asking for an approval, I'm asking for a rejection, one final

thought--

MR. PETRO: You may get that.

MR. SHAW: --is that the existing building, the 5,170 square feet, it's in the commercial zone, what can it be used for, obviously, if you're looking to use it as retail space, you're looking at one per 150 square feet and looking another probably 30 parking spaces. Again, laundromat's looking for 16. If you make it office space, again, 30 plus parking spaces, the laundromat's only requiring 16. We tried to pick out a use that would have the least demand for parking spaces and you can say well, fine, we'll then make it storage, okay, but this isn't a building for storage, there's no access, there's no access to bring in loading vehicles to load or unload goods, it's just not appropriate for storage area. And what's going to happen is what's continued to happen over the past I don't know, ten years, that's basically we're going to remain vacant, it's going to be an eyesore and it's not going to be what it should be in the Vails Gate area. So with that, we would ask that you reject this site plan and allow us to go to the ZBA to make our proposal for the variance for the 12 parking spaces.

MR. PETRO: Mr. Marino, you're in the audience, I see, right, you're in contract to buy the property?

MR. MARINO: Yes.

MR. PETRO: Let the minutes reflect Mr. Marino called me and we have spoken on the phone just pertaining to this project for my opinion, we discussed a few different things and I just want to ask you one question, how is it possible that you think with 64 machines in this building that four spaces would provide enough parking to service your facility?

MR. MARINO: I'm only interested in buying it because the bulk of our business is done on Saturday afternoons and Sunday, that's when you do most of your business. I have a big laundromat in Newburgh and we have almost the same type of situation. If I didn't have the store, I might question myself, but it works in

Newburgh, we have no problem so--

MR. PETRO: It works in what manner, how many parking spots would you have there?

MR. MARINO: We're tight in Newburgh also and we have the same situation, we have a couple stores, I own a little strip, so we have a couple stores and we have a bit of a parking problem we thought we had the first week we opened up a little crowded but right after that, the bulk of the business is Saturday night, Sunday and dribs and drabs during the day. Now, you've got an H & R Block, it's been there for quite a few years, they're closed six months a year, the dry cleaner there doesn't generate much traffic, it's in and out, there's Bean and Bagel right now, they're in and out and it doesn't seem like there's a problem or it doesn't seem like I would have a problem.

MR. PETRO: You realize you're going for a variance for 75 percent of what's required, you're supplying 25 percent?

MR. SHAW: Correct, we're, the main argument that we have been making to the board, to the ZBA, again, twofold, one, the fact that the retail spaces will be available for the laundromat that the two peak hours won't coincide and that being the primary issue.

MR. PETRO: Mark, do you have any input, obviously, looked at this in workshop, you felt it was okay to send it here.

MR. EDSALL: They obviously had the option to appear before this board and ask for the shared parking use approach, where the planning board could consider the shared use of the spaces. I believe that the difference is significant enough that they should go to the ZBA. So I concurred with Mr. Shaw that it would come to this board for a referral, so it's a fairly significant number difference, I think they've got to make their case that the shared use is going to work with the ZBA.

MR. PETRO: Any of the board members want to make any

comment?

MR. LUCAS: Only thing I don't see many people park in the coffee shop in the front and the other H & R like you said that's a seasonal thing, I don't see a lot of parking there, I don't see a lot of people parking there, that's just a casual observation when I ride by, it's not a place that calls for a lot of parking, there's not a lot of people, but you've got to convince the ZBA.

MR. PETRO: How about reducing the number of machines, have you given that any thought and then reducing also your--

MR. MARINO: You know, we have to do a substantial amount of volume over there and we'll do it. To lower the amount of machines, cost of running that building and purchasing the building is--

MR. PETRO: But if you reduce the number of machines, it would free up some space for another purpose that may not have such a heavy use of parking.

MR. MARINO: I know but you need the high volume.

MR. SHAW: My experience when you go before the ZBA, if they feel that the requested variance is excessive, they'll ask the applicant if he reconsider a lesser number of machines to comply with the parking so that may be something that does get broached with the ZBA but--

MR. PETRO: But if you don't and you go there and you get through with the variance and you come back to us and you have already received a variance, I really have very little to say, at that point, I'd like to see you reduce it. We have two ways of saying, obviously, you know that one with a positive recommendation, one with a negative, I'm inclined to go with a negative, but I don't like to not see business come in or to give somebody a hard time arbitrarily and the variance may or may not be issued. Once you come back to this board and have your variance then we're just looking as far as I'm concerned at nothing just, okay, you've got it

and that's it. Your deal here is with the zoning board, it's the Planning Board's cut and dry, everything's existing, what are we going to tell you to do, stripe a couple things. I'd rather you cut down that variance somehow or if you want to take your shot, I'm going to do it with a negative recommendation. Do you want to think about it, want to discuss it, you follow what I'm saying? Does anybody disagree with me?

MR. ARGENIO: I don't think your concerns, I don't think your concerns are unfounded, but I will say this, Mr. Chairman, that in my limited experience with the laundromat business, I think Mr. Marino has represented fairly accurately and my experience is limited to Argenio Brothers has been working at Shop Rite for five months, you know, and there's a laundromat there and they seem to be busy, I have done those studies, but they seem to be busy early, early in the morning and they seem to be busy very late in the day and they seem to be busy on Saturdays, that's what I observed across the street.

MR. LUCAS: I did the one down in New Windsor and it isn't during the day, it really isn't.

MR. ARGENIO: Definitely not during the day, I think Mr. Marino's correct.

MR. LUCAS: Saturday afternoon and Sunday is a big day, Monday mornings also a big day, but other than that, I mean and also you're, I ride by, how many cars do you see parked in there and I agree with you, too that--

MR. PETRO: 64 machines, think about that.

MR. LUCAS: If you change his business, H & R leaves, somebody else comes in then what?

MR. PETRO: We're disapproving retail building and if you want to H & R leaves, put another laundromat.

MR. SHAW: While 64 may sound like a large number, if someone is going in there and washing clothes, they'll probably use two washers and two dryers, there's four machines so two washing clothes which would bring a

patron into the facility, they're going to tie up two machines, probably three, in some cases even four, so it isn't like there's 64 washing machines there because whether it's a washer or dryer, it's a machine, and it comes into the equation for parking spaces.

MR. PETRO: I agree if you were asking for a variance in reverse, but you're asking for a 75 percent variance.

MR. ARGENIO: Not 25 percent.

MR. PETRO: It's pretty strong, you're supplying four spots, it's not like you say I'm supplying 11 and we need 16 or something like that, I mean, four is pretty low. You discuss anything with your client?

MR. SHAW: Yes, I discussed with my client and he feels that if we're going to have to consider a reduction of the number of machines, probably would be better for him to go before the ZBA more than likely, if they're can uncomfortable with the variance, that's what they're going to look for, we don't want to be in the position of reducing the number twice.

MR. PETRO: Okay, what we'll do then just to be fair to everybody we'll send you there, I'm not going to do any recommendation, let's see what they come up with. We do have to come back to this board, even if you're lucky there and you get through it and I will address it at that time. Motion to approve?

MR. LUCAS: Motion.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded to approve Forge Hill Properties site plan laundromat on Windsor Highway. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LUCAS	NO
MR. ARGENIO	NO

June 28, 2000

12

MR. BRESNAN NO
MR. PETRO NO

MR. PETRO: At this time, you have been sent to the New Windsor Zoning Board for necessary variances. If you're lucky enough to receive those variances, you may again appear before this board for the next site plan visit.

MR. SHAW: Thank you.



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY
and PENNSYLVANIA

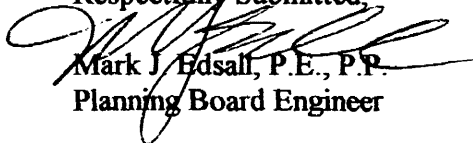
- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
e-mail: mheny@att.net
- ☐ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@ptd.net

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: FORGE HILL PROPERTIES (MARINO) SITE PLAN
(LAUNDERMAT)
PROJECT LOCATION: 356 WINDSOR HIGHWAY (NYS RT. 32)
SECTION 71 – BLOCK 3 – LOT 3
PROJECT NUMBER: 00-10
DATE: 28 JUNE 2000
DESCRIPTION: THE APPLICATION INVOLVES THE CONVERSION
OF A PORTION OF THE EXISTING BUILDING TO A
LAUNDERMAT USE. THE PLAN WAS REVIEWED
ON A CONCEPT BASIS ONLY.

1. The application property is located in the Design Shopping (C) Zoning District of the Town. The proposed use is Special Permit Use #2 for that zone. The “required” bulk information is correct for the zone and use. The existing site has several pre-existing non-conformances for bulk compliance.
2. The site plan does not propose any additions or changes to the exterior of the building. Restriping of the parking spaces is proposed in accordance with current space width, to maximize the number of spaces. The site cannot, however, comply with parking space length and aisle width requirements, based on the fixed dimensions of the site.
3. The site, as proposed, requires a variance for off-street parking based on the proposed change in use. Based on the submitted information, a variance for twelve (12) spaces is required.
4. The Planning Board should refer this application to the Zoning Board of Appeals. Once the applicant returns to the Planning Board, I will continue my review of the project.

Respectfully Submitted,


Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st NW00-10-28Jun00.doc



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 1-3

WORK SESSION DATE: 4 May 00 (Thurs) APPLICANT RESUB.
REQUIRED: Nil Later

REAPPEARANCE AT W/S REQUESTED: yes

PROJECT NAME: Bob Marino Laundry

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: Bob & Bob Marino, Gary Shaw

MUNIC REPS PRESENT: BLDG INSP. X
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Old Bury Bakery Bldg.
- 32 x Old Forge Hill
- 3 retail stores (2 vacant) -
Change in use - want laundromat.
Special Permit Use -
- need pks calc -

CLOSING STATUS

Set for agenda
possible agenda item
Discussion item for agenda
ZBA referral on agenda

pbwsform 10MJE98

RESULTS OF P.B. MEETING OF: June '28, 2000

PROJECT: Forge Hill Prop. - Marico P.B.# 00-10

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y___ N___

M)___ S)___ VOTE: A___ N___

2. TAKE LEAD AGENCY: Y___N___

CARRIED: YES ___ NO ___

M)___S)___ VOTE: A___N___

CARRIED: YES___NO___

WAIVE PUBLIC HEARING: M)___S)___ VOTE: A___N___ WAIVED: Y___N___

SCHEDULE P.H. Y__N__

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) 41S)B VOTE: A4 NO

RETURN TO WORK SHOP: YES___NO___

APPROVAL:

M)___S)___ VOTE: A___N___ APPROVED:_____

M) S) VOTE: A N APPROVED CONDITIONALLY:

NEED NEW PLANS: Y_____ N_____

DISCUSSION/APPROVAL CONDITIONS:

Need Variance for parking



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., ~~WATER~~, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

00-10

DATE PLAN RECEIVED:

RECEIVED

JUN 22 2000

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by _____

_____ for the building or subdivision of _____

New Canadamat - Forge Hill Properties has been

reviewed by me and is approved L

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

This property is being fed by town
water.

HIGHWAY SUPERINTENDENT

DATE

John D. Davis
WATER SUPERINTENDENT

7-3-00
DATE

SANITARY SUPERINTENDENT

DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, ~~REDACTED~~

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **00-10**
DATE PLAN RECEIVED: _____

RECEIVED

JUN 22 1997

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved ☒ _____,
disapproved ☐ _____.

If disapproved, please list reason _____

Harry Hurl
HIGHWAY SUPERINTENDENT

6-28-97
DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE

INTER-OFFICE MEMORANDUM

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: June 28, 2000

SUBJECT: Forge Hill Properties

Planning Board Reference Number: PB-00-10

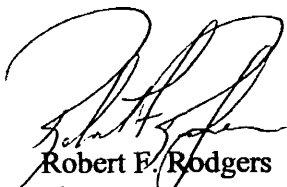
Dated: 22 June 2000

Fire Prevention Reference Number: FPS-00-022

A review of the above referenced subject site plan was conducted on 27 June 2000.

This site plan is acceptable.

Plans Dated: 21 June 2000



Robert F. Rodgers
Fire Inspector

RFR/dh

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(914) 583-4811

RECEIPT
#486-2000

06/27/2000

Estate, Inc. North Plank Road Real

Received \$ 100.00 for Planning Board Fees, on 06/27/2000. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Dorothy H. Hansen
Town Clerk

P.B. #00-10

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/23/2000

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 0-10
NAME: FORGE HILL PROPERTIES
APPLICANT: MARINO, ROBERT, SR.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/23/2000	REC. CK 1921 FR - N.PLNK	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00

p. Zappala

*From: North Plank Road Real Estate, Inc.
North Plank Rd.
Newburgh, N.Y. 12550*

Planning Log

Building Permit Application Numbers 572-2000 Building Permit Application Date:

6/23/2000

Type of Permit: Alteration

Section/Block/Lot: 71-3-3
 Street Address of Property: 356 WINDSOR HWY
 Property Owners Name: 356 WINDSOR HIGHWAY
 Property Owners Address: 2 HEARTHSTONE WAY
 Occupant's Name: 356 WINDSOR HWY ASSC. LLC

Architect/Engineer's Name:
 Architect/Engineer's Telephone Number:
 Architect/Engineer's Fax Number:

NYS Occupancy Classification:

Description of Work: ALTERATION BAKERY TO LAUNDROMAT
 Dimensions of Building: 0.00 0.00 0.00 0.00
 Comments:

Building Permit Application Review Approvals

Review Type	Building Inspector	Date	Fire Inspector	Date

6/23/00 PLANNING BOARD L. Kuyshon

- Dimensions of entire new construction. Front _____ Rear _____ Depth _____ Height _____ No. of stories _____
- If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____
 Number of bedrooms _____ Baths _____ Toilets _____ Heating Plant: Gas _____ Oil _____
 Electric/Hot Air _____ Hot Water _____ If Garage, number of cars _____
- If business, commercial or mixed occupancy use, state use: _____



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B #

WORK SESSION DATE: 21 June 2000 APPLICANT RESUB.
REQUIRED: Yes

REAPPEARANCE AT W/S REQUESTED: No Yes

PROJECT NAME: Marino Landmark

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: Greg Shaw, Marino

MUNIC REPS PRESENT: BLDG INSP.
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Forge Hill -
Landmark

need ZBA for parking

asterisk Bldg Ht.

Pkg - 36 exist, new dimensions get 4 more;
exist deficiency 47-36 = 11

proposed requires 16
only created 4

pbwsform 10MJE98

CLOSING STATUS

Set for agenda
possible agenda item
Discussion item for agenda
X ZBA referral on agenda



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change _____ Site Plan ☒ Special Permit ☒

Tax Map Designation: Sec. 71 Block 3 Lot 3

1. Name of Project Forge Hill Properties
2. Owner of Record 356 Windsor Highway Properties Phone _____
c/o Grace A. Panella
Address: 2 Heartstone Way, New Windsor, N.Y. 12553
(Street Name & Number) (Post Office) (State) (Zip)
Robert Marino, Sr.
3. Name of Applicant Robert Marino, Jr. Phone 562-1070
Address: 27 Morris Drive, Newburgh, N.Y. 12550
(Street Name & Number) (Post Office) (State) (Zip)
4. Person Preparing Plan Gregory J. Shaw, P.E. Phone 561-3695
Address: 744 Broadway, Newburgh, N.Y. 12550
(Street Name & Number) (Post Office) (State) (Zip)
5. Attorney _____ Phone _____
Address _____
(Street Name & Number) (Post Office) (State) (Zip)
6. Person to be notified to appear at Planning Board meeting:
Gregory J. Shaw, P.E. 561-3695
(Name) (Phone)
7. Project Location:
On the west side of Windsor Highway 150 feet
(Direction) (Street) (No.)
north of Old Forge Hill Road
(Direction) (Street)
8. Project Data: Acreage 0.75 Zone C School Dist. Newburgh Enlarged

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No x

*This information can be verified in the Assessor's Office.

*If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".

10. Description of Project: (Use, Size, Number of Lots, etc.) the conversion of
5,170 S.F. of area within an existing building into a laundromat

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes x no _____

12. Has a Special Permit previously been granted for this property? yes _____ no x

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

19TH DAY OF JUNE 2000
19⁰

[Signature]
NOTARY PUBLIC

[Signature]
APPLICANT'S SIGNATURE

ROBERT MARINO
Please Print Applicant's Name as Signed

TOWN ~~USE ONLY~~ RECEIVED

JUN 22 2000

DATE APPLICATION RECEIVED

00-10

APPLICATION NUMBER

WREN A. BRIDGEMAN
Notary Public, State of New York
Qualified in Orange County
Registration No. 01E96016717
Commission Expires January 18, 2001

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

356 Windsor Highway Assoc. LLC, it conducts business
(OWNER), ~~he resides~~ ^{deposes and says that}

at 2 Heartstone Way, New Windsor in the County of Orange
(OWNER'S ADDRESS)

and State of New York ^{it} and that ~~he~~ is the owner of property tax map

(Sec. 71 Block 3 Lot 3)
designation number (Sec. Block Lot) which is the premises described in

the foregoing application and that he authorizes:

Robert Marino
(Applicant Name & Address, if different from owner)

Gregory J. Shaw, P.E.
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date:

6/21/2000

[Signature]
Witness's Signature

[Signature]
Owner's Signature

Applicant's Signature if different than owner

Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

00-10

TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

ITEM

1. X Site Plan Title
2. X Provide 4" wide X 2" high box directly above title block
(preferably lower right corner) for use by Planning Board in
affixing Stamp of Approval (ON ALL PAGES OF SP)
3. X Applicant's Name(s)
4. X Applicant's Address
5. X Site Plan Preparer's Name
6. X Site Plan Preparer's Address
7. X Drawing Date
8. X Revision Dates
9. X Area Map Inset and Site Designation
10. NA Properties within 500' of site
11. NA Property Owners (Item #10)
12. X Plot Plan
13. X Scale (1" = 50' or lesser)
14. X Metes and Bounds
15. X Zoning Designation
16. X North Arrow
17. X Abutting Property Owners
18. X Existing Building Locations
19. X Existing Paved Areas
20. NA Existing Vegetation
21. X Existing Access & Egress

PROPOSED IMPROVEMENTS

- | | | |
|-----|-----------|-------------------------------------|
| 22. | <u>NA</u> | Landscaping |
| 23. | <u>NA</u> | Exterior Lighting |
| 24. | <u>NA</u> | Screening |
| 25. | <u>NA</u> | Access & Egress |
| 26. | <u>NA</u> | Parking Areas |
| 27. | <u>NA</u> | Loading Areas |
| 28. | <u>NA</u> | Paving Details (Items 25 - 27) |
| 29. | <u>NA</u> | Curbing Locations |
| 30. | <u>NA</u> | Curbing through section |
| 31. | <u>NA</u> | Catch Basin Locations |
| 32. | <u>NA</u> | Catch Basin Through Section |
| 33. | <u>NA</u> | Storm Drainage |
| 34. | <u>NA</u> | Refuse Storage |
| 35. | <u>NA</u> | Other Outdoor Storage |
| 36. | <u>NA</u> | Water Supply |
| 37. | <u>NA</u> | Sanitary Disposal System |
| 38. | <u>NA</u> | Fire Hydrants |
| 39. | <u>NA</u> | Building Locations |
| 40. | <u>NA</u> | Building Setbacks |
| 41. | <u>NA</u> | Front Building Elevations |
| 42. | <u>X</u> | Divisions of Occupancy |
| 43. | <u>NA</u> | Sign Details |
| 44. | <u>X</u> | Bulk Table Inset |
| 45. | <u>X</u> | Property Area (Nearest 100 sq. ft.) |
| 46. | <u>X</u> | Building Coverage (sq. ft.) |
| 47. | <u>X</u> | Building Coverage (% of total area) |
| 48. | <u>X</u> | Pavement Coverage (sq. ft.) |
| 49. | <u>X</u> | Pavement Coverage (% of total area) |
| 50. | <u>X</u> | Open Space (sq. ft.) |
| 51. | <u>X</u> | Open Space (% of total area) |
| 52. | <u>X</u> | No. of parking spaces proposed |
| 53. | <u>X</u> | No. of parking spaces required |

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. NA

Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.

55. NA

A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:


Licensed Professional

6/21/2000
Date

PROJECT I.D. NUMBER

617.21

SEQR

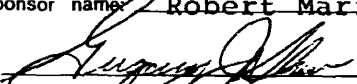
Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Robert Marino Sr. & Robert Marino Jr.		2. PROJECT NAME Forge Hill Properties	
3. PROJECT LOCATION: Municipality Town Of New Windsor County Orange			
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) West side of Windsor Highway, 150 north of Old Forge Hill Road			
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: Conversion of 5,172 S.F. of building area, formerly used as a bakery, into a laundromat			
7. AMOUNT OF LAND AFFECTED: Initially <u>0.75</u> acres Ultimately <u>0.75</u> acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals Town of New Windsor Zoning Board of Appeals			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: Robert Marino, Sr. Robert Marino, Jr. Date: June 20, 2000 Signature:  Engineer For Applicant			

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

00-10

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: <p style="text-align: center;">No</p> C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: <p style="text-align: center;">No</p> C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: <p style="text-align: center;">No</p> C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: <p style="text-align: center;">No</p> C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: <p style="text-align: center;">No</p> C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: <p style="text-align: center;">No</p> C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: <p style="text-align: center;">No</p>	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Town Of New Windsor Planning Board

Name of Lead Agency

James R. Petro, Jr.

Print or Type Name of Responsible Officer in Lead Agency

Chairman

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Proposer (If different from responsible officer)

Date

OFFICE OF THE PLANNING BOARD - TOWN OF NEW WINDSOR
ORANGE COUNTY, NY

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

PLANNING BOARD FILE NUMBER: 00-10

DATE: 12 JUL 00

APPLICANT: ROBERT MARINO
27 MORRIS DRIVE
NEWBURGH N.Y. 12550

#1 ZBA 8-14-00
SET UP FOR P/H

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 19 JUNE 2000

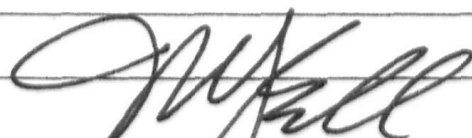
FOR (~~SUBDIVISION~~ - SITE PLAN)

LOCATED AT WEST SIDE WINDSOR HIGHWAY NORTH
OF OLD FORGE HILL ROAD ZONE C

DESCRIPTION OF EXISTING SITE: SEC: 71 BLOCK: 3 LOT: 3

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

PARKING VARIANCE



THOMAS J. EDSELL P.E. Inv.
MICHAEL BABCOCK,
BUILDING INSPECTOR

REQUIREMENTS	PROPOSED OR AVAILABLE	VARIANCE REQUEST
ZONE <u>C</u> USE <u>B2</u>		
MIN. LOT AREA	<u>40 000 SF</u>	<u>32573 SF *</u>
MIN. LOT WIDTH	<u>200 FT</u>	<u>156 FT *</u>
REQ'D FRONT YD	<u>60 FT</u>	<u>12 FT *</u>
REQ'D SIDE YD.	<u>30 FT</u>	<u>10 FT *</u>
REQ'D TOTAL SIDE YD.	<u>70 FT</u>	<u>75 FT</u>
REQ'D REAR YD.	<u>30 FT</u>	<u>-</u>
REQ'D FRONTAGE	<u>N/A</u>	<u>167 FT</u>
MAX. BLDG. HT.	<u>12 FT MAX = 10'</u>	<u>20 FT *</u>
FLOOR AREA RATIO	<u>0.50</u>	<u>0.37</u>
MIN. LIVABLE AREA	<u>N/A</u>	<u>N/A</u>
DEV. COVERAGE	<u>N/A %</u>	<u>N/A %</u>
O/S PARKING SPACES	<u>16 **</u>	<u>4 **</u>
		<u>12 **</u>

*** PRE-EXISTING NON-CONFORMING**

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT:
(914-563-4630) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD
OF APPEALS.

**** VALUE BASED ON NEW USE ONLY; EXISTING SHORTAGE
ALREADY EXIST.**

CC: Z.B.A., APPLICANT, P.B. ENGINEER, P.B. FILE